Town Center challenge:

Turning the "vision" into a "great" plan

Twenty years from now, when Sammamish residents look back on the journey that brought them to 2026, they'll recognize that a crucial leg of that trip was taken on a bus.

It happened just a few days ago, on June 2, when members of the City Council, Planning Commission and Town Center Committee took a bus tour of nearby cities (Mill Creek, Kirkland, Mercer Island and others) to get an up-close look at what new Town Centers can look like.

Town Center Project Manager Cristina Van Valkenburgh says that seeing real examples is a very effective way for community leaders and residents to recognize what they like

See TOWN CENTER, page 2

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R. Joseph Scott leads the Sammamish Symphony at Pine Lake Park.

Summer Nights in the Park

The popular "Summer Nights in the Park" entertainment series kicks off its sixth year on Thursday, July 6, with a music concert at Pine Lake Park. The musical component of "Summer Nights," which runs for eight weeks, will end on Thursday, Aug. 24, with a concert by the Sammamish Symphony. This year's concerts will be sponsored by Plateau Jewelers.

Shakespeare will also return to Pine Lake Park, thanks to the Wooden O Theater, with "Hamlet" slated for Saturday, July 15, and "As you Like It" for Saturday, July 22.

Both the musical concerts and the plays begin at 6:30 p.m. (Please see page 8 for a complete listing of the "Summer Nights" events.

Kiwanis International will sponsor the "Kids First!" program this summer at Beaver Lake Lodge. The noontime series will feature magician Jeff Evans on Tuesday, July 11, and musical artist Eric Herman on Tuesday, Aug. 8.

See SUMMER NIGHTS, pg. 8

MAYOR'S MESSAGE



Mayor Michele Petitti

Recently, I was invited to Blackwell Elementary School to meet second graders who've been studying government. In a classroom with a big banner that said "Welcome Mayor Petitti," I was pre-

sented with a bouquet of yellow tulips. I was very touched, especially when the kids started asking me for "autographs."

As I look back on my chat with the students, one question they asked lingers with me: "What is the most difficult part of your job?" My answer: "Doing what is best for the whole community."

Why is that so difficult?

Let me give you an example. When I came onto the council five years ago, I had the backing of a certain "idea" group. But I knew my duty was to see the whole picture, work hard to build a consensus, and focus on the long-term good of the city. I could no longer just follow my own instincts, or adhere to

the beliefs of "idea" groups. As you can imagine, veering toward the center, away from historical sources of support, can make for some uncomfortable moments – politically, intellectually and personally. That's what makes the job tough!

Working with our Town Center Committee to create a wonderful plan for the future has produced a bit of that tension. Some members of the committee want to keep Sammamish the way it is – or was. While we all want to retain the "good" qualities that let our neighborhoods and schools thrive, the reality is that growth will continue. Looking at the big picture, the challenge for the community is to create a plan that will absorb and manage that growth, without sacrificing the essence of what makes Sammamish special.

How do we do that? By getting involved. I recently responded to an email from a citizen complaining about growth and traffic. I said, "stop fussing and fuming," come to our public planning meetings and design workshops, and help us make a great plan for our future!

We need to hear from you, our residents, so we can develop balanced answers to some key questions. Where can we put the future growth? What services can we bring here so we don't have to drive off the plateau so often? What businesses want office space? What recreational options do we need, and where should they be located? The answers to those questions, and others, will guide Sammamish into the future.

When I was ten years old, my grandparents took me to the strawberry fields in the Snoqualmie Valley. Thanks to good planning, and the urban growth line, those strawberry fields are still there! And they will still be there for my grandchildren if cities like Sammamish hold the line, and make sensible plans to absorb growth.

Our city is a wonderful place to live. With your help, and a great plan, we'll keep it that way for the kids at Blackwell Elementary, and all residents of Sammamish.

Michell E. Leteth

TOWN CENTER, from page 1

and don't like.

"It gives you a gut reaction, an intuitive feeling you can balance against all the necessary documents, discussions and analysis."

The Town Center planning area is about 240 acres in size, roughly centered over the intersection of 228th Avenue and S.E. Fourth Street.

With an ambitious timeline, challenging technical issues and a wide spectrum of opinions, staff and consultants are working hard to keep things moving briskly.

The City Council, Planning Commission and Town Center Committee held a joint meeting on May 16. A design workshop for the whole commu-

nity is being planned for June 24 (see pg. 3). And a long list of Community Forums, Property Owner Forums and Town Center Committe meetings are slated for the next 13 months.

"Creating a Town Center Plan will be hard work," City Manager Ben Yazici said. "It will require a combination of imagination and realism, two things that are often at odds with each other.

"But we'll get the job done. Our City Council, Planning Commission, Town Center Committee and residents are going to work through a range of possibilities and come up with a great plan that fits with the council's adopted vision."

Among other things, the council's vision calls for:

- A central gathering place
- Bikeways and pedestrian trails
- Public and private open spaces
- A range of commercial, recreational, cultural, educational, and personal services
- A variety of housing types
- Preservation of the natural setting
- Low-impact development techniques

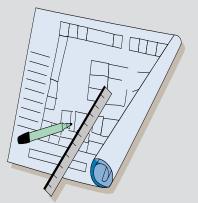
"One of the biggest questions is what type of commercial development the Town Center should have," Yazici said. "I'm sure we'll have some very lively conversations about that."

For more information, go to www.ci.sammamish.wa.us/ TownCenter.aspx, or contact Town Center Project Manager Cristina Van Valkenburgh at 425-836-7971 or cvanvalkenburgh@ci.sammamish.wa.us.

Page 2 June 2006

You're invited to a Town Center "Design Charrette"

Saturday morning June 24



Please save this date. A specific time and location will be posted on the city website (www.ci.sammamish.wa.us) shortly. This will be another chance to put your ideas for the proposed Town Center on the table. For more information on the charrette – a fancy word for workshop – please contact Cristina Van Valkenburgh at 425-836-7971 or visit the city website.



Raising impact fees to pay for growth

The Planning Commission is reviewing a new ordinance that may dramatically increase impact fees that builders pay the city to offset the cost of new roads to serve growth. Currently, builders pay approximately one third of the cost. The new ordinance would raise their share to roughly half.

The higher share, along with other factors, could double or triple the current impact fee of \$7,000 for a single family home. Other factors include:

Faster growth - The city is growing more quickly than past impact fee structures assumed. More road projects have been added to keep pace with growth.

Increased project costs - The cost of infrastructure has risen dramatically, partly due to higher fuel and materials costs.

Director of Community Development Kamuron Gurol says there are many policy choices to consider.

"Before incorporation, the im-

pact fees were very low and not much infrastructure got built here in Sammamish," Gurol said. "Growth came anyway, and now that the moratorium has lifted, we need to consider adjusting these impact fees.

"We started this project many months ago," he

said. "With population and growth pressures continuing to rise, and infrastructure costs going up, impact fees likely need to rise."

The Planning Commission's recommendations to the City Council are scheduled to be complete in July. A public hearing is scheduled for the City Council on Sept. 5, with adoption slated for Sept. 19.



The Planning Commission is also reviewing a new ordinance that would establish a new impact fee for parks and recreational facilities. Currently, there are no park impact fees.

If passed, builders would have to pay \$2,681 per single family home to offset the costs of parks. Builders of apartments would have to pay \$1,549 per dwelling unit.

City repeals growth phasing

In a move aimed at reducing financial risk to the community's taxpayers, the City Council repealed a growth phasing ordinance on May 16. The ordinance, which originally went into effect last August, was designed to control the pace of growth when the city's development moratorium lifted last year.

The ordinance, however, drew legal challenges from both developers and a regional growth board. Concluding that the city could be liable for tens of millions of dollars in damage awards if the courts decided in favor of developers, the city chose to repeal the ordinance.

"Managing growth continues to be a primary challenge for us," City Manager Ben Yazici said. "I believe the council made a prudent choice."

The city will use the state's Growth Management Act's concurrency rules to manage growth and use development impact fees to pay for the infrastructure required to support growth, Yazici said.

Harvard University honors Sammamish

Eastside cities are finalists for innovation in government award

A set of pioneering online services developed by Sammamish and eight other eastside communities has been named by Harvard University as a finalist for the school's prestigious Innovations in Government Award.

The services offered by the eCityGov Alliance provide convenient, onestop internet access to building permits, property information and other cityrelated matters. The services are available at www.eCityGov.net.

"This is a very prestigious award." City Manager Ben Yazici

"This is a very prestigious award," City Manager Ben Yazici said. "To be one of the key cities in the development of this program, and then to be recognized at the national level, is very rewarding."

The other eight eastside cities participating in the initiative are Issaquah, Snoqualmie, Bellevue, Bothell, Kenmore, Kirkland, Mercer Island and Woodinville. In addition to the eCityGov Alliance, Harvard named 17 other government initiatives from around the country as finalists.

The winners will be announced July 10 during the Excellence in Government Conference in Washington, D.C.

Art and essay contest

Kiwanis and city ask students to mark opening of new City Hall

A display of essays and art pieces produced by Sammamish students will be featured at the new City Hall shortly after it opens this summer. The submissions, finalists in a competition sponsored by the Kiwanis and the city, will address the following question: "What should the City of Sammamish look like in 25 years."

The contest is open to all students who live or attend school in Sammamish. Submissions should be delivered to City Hall between Aug. 15 and Aug. 31. For full details, please go to the city website (www.ci.sammamish.wa.us) and click on the "news" tab at the top of the home page. Winners will be honored at a City Hall reception and recognized on Sammamish 21 TV during a City Council meeting.

228th walkway Open House

A major walkway project along 228th Avenue Northeast, the city's main arterial, is scheduled to begin construction this summer. City staffers will share the design and construction plans with residents at an Open House this month. The informational meeting is scheduled for Wednesday, June 14, 6:30-8 p.m., at Samantha Smith Elementary, 23305 N.E. 14th Street.

The walkway, three quarters of a mile long, will stretch from Northeast 12th Place to Northeast 25th Way on the west side of 228th Avenue. The finished project will feature a sidewalk, curb and gutter, a planter strip and bike lanes.

For more information on the project, please contact Senior Project Engineer Aaron Sundberg at 425-836-7939 or asundberg@ci.sammamish.wa.us.

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CITY OF SAMMAMISH

Trail Q&A:

With Tim Larson, the city's communications manager

Q: How is the trail being received? **A:** Based on the comments the city is receiving, most people, including many of those who live next to the trail, like

it a lot. After the long legal battle between the county and some of the homeowners, there are obviously some strong feelings, but most users are reporting very positive experiences.

Q: What is the city's role?

A: We deal with whatever spills onto our right-of-way along the East Lake Sammamish Parkway, mostly parking and access issues. Since it's a King County project, they're responsible for

maintaining and operating the trail itself. Most questions should be directed to King County Property Agent Robert Nunnenkamp at 206-263-6207 or robert.nunnenkamp@metrokc.gov. Q: What if someone wants to bring something up with the city?

A: They can contact me, Tim Larson, at City Hall, at 425-836-7905 or tlarson@ci.sammamish.wa.us.

Q: What do people bring up with you? **A:** A few residents report that people are getting to the trail by walking down driveways or paths that cross private property. We've put up "No Trail Access/Private Property" signs in



most of those locations, but it appears a few people aren't minding the signs. Some people have also been leaving the trail and crossing private property to get to the parkway. Fortunately, the county is planning to put up "no exit" signs in some of those spots.

Q: What can the city do about people who don't mind the signs?

A: That's a tough one. We can't post a police officer by every sign, so we count on voluntary cooperation as much as possible. We'll keep an eye on it.

Q: What else do you hear?

A: We've heard a few complaints about dogs running free. Some of

them wander off the trail onto people's private property. Others leave their yards and bark at people on the trail.

Q: Is there enough parking?

A: So far, so good. There are numerous little spots along the Parkway and nearby streets to park. I drove up and down the Parkway recently on a sunny weekend and there were plenty of empty places to park, even though the trail was quite busy.

It looks like most people are leaving their cars at home, and either walking or riding their bikes to the trail.

Q: Where can people go for general information about the trail?

A: Go to the city website at www.ci.sammamish.wa.us/ELST/.

Shoreline Master Program

As part of a four-year process, the city is taking initial steps toward the update of its Shoreline Master Program (SMP). As required by state law, the city will need to adopt an SMP that meets state guidelines by December 2009. Last year, the city applied for and was awarded a \$70,000 grant by the state Department of Ecology to help pay for the update process.

The new plan will consist primarily of an inventory of existing shoreline data; maps, tables and illustrations that characterize ecological conditions; and policies, regulations and designations that will help implement the findings.

To become involved in the update, contact Maren Van Nostrand at mvannostrand@ci.sammamish.wa.us or 425-836-7936. Written comments about the SMP can be mailed to Van Nostrand at City Hall, 486 228th Ave. N.E., Sammamish, WA 98074.

For general information about the program, please go to the city website (www.ci.sammamish.wa.us) and click on the Shoreline Master Program tab on the left side of the home page.

Rain barrel bargain

While supplies last, high-quality rain barrels are once again available through the city at reduced prices. Normally \$120 retail, the recycled plastic rain barrels are being sold for only \$25. There is a limit of one barrel per family, and all barrels must be delivered to a Sammamish residential address.

To obtain an order form for the rain barrels, please go to the city website at www.ci.sammamish.wa.us/News.aspx?ID=440, or visit City Hall, 486 228th Ave. N.E. More information is also available by calling Laura Tawney at 425-836-7916.

The barrels hold up to 55 gallons of rain water collected through a home's downspouts. A spigot at the bottom of the barrel allows owners to connect a hose or fill water cans.

CITY OF SAMMAMISH

2nd floor work at City Hall to be done now

In the original plan, a portion of the second floor interior of the new City Hall was to have remained unfinished until future expansion required its completion. On May 16, however, the City Council voted to substantially complete the job now.

That means heating and air conditioning will be installed, along with carpet and additional electrical work. The walls will also be finished and painted.

The cost: \$300,000. Some additional work may be required later, depending on how the space is eventually used. City Hall will open for business in early August.



Project Manager Sevda Baran and Assistant City Manager Pete Butkus inspect the upstairs room in City Hall that will get more work.

Make your summer driving vacation a safe one

Tips from Police Chief Brad Thompson

If your vacation plans this summer involve driving, please make a simple safety check of your car. Here are some simple but vital steps that could make all the difference in the world:

Lights - Turn on all your lights and walk around your vehicle to make sure they work. Check your turn signals and hazard lights. Have someone stand off to the side of your car (not behind) to make sure your brake and backup lights work.

Oil - Make sure the level is between "add" and "full." If your oil looks dark or milky, it's probably time for an oil change.

Engine coolant - Make sure your coolant is between the "high" and

"low" markings on the plastic fill container. Remember to never open a car's radiator cap when the engine is still hot.

Tires - Make sure there are no cuts, bulges or nail heads visible on your tires. Check for sufficient tread depth. Check the air in your tires with a pressure gauge. Make sure your spare is in good condition.

Belts and hoses - Look for cracks or cuts on your engine belts, especially on the fan belt. Look for cracks or signs of leakage on your hoses. Never make these checks while the engine is running.

Emergency kit - Include a flashlight, water, duct tape, spare batteries, flares, jumper cables, gloves, automotive fuses, first aid supplies



Police Chief Brad Thompson

and a spare quart of oil.

The Sammamish Police Department hopes you have a safe and very enjoyable summer!

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Need a permit?

Did you know that building a deck over 30 inches tall or a fence over 6 feet tall requires a permit? A lot of people don't, and that can turn the summer project season into the "code violation" season.

To avoid that fate, residents are encouraged to visit the city website at www.ci.sammamish.wa.us and click on the "online building permits" tab on the right side of the home page. That will lead to a wealth of useful information at MyBuildingPermit.com.

Residents can also educate themselves by coming to City Hall at 486 228th Avenue N.E. in the Safeway shopping center. Permit technicians will answer questions and provide handouts on the best way to build decks, stairs and other common projects. Information is also available by phone at 425-836-7919.



Permit Technicians Lisa Werre and Amy Jeffery are ready to help at the City Hall permit counter.

CITY HALL CALENDAR

JUNE

Thursday, Jun 1, 2006

Planning Commission Meeting, 6:30 - 8:30 pm Sammamish Plateau Water & Sewer District

Friday, Jun 2, 2006

 Sammamish Town Center Committee Bus Tour, 8 am - 5 pm

Tuesday, Jun 6, 2006

City Council Meeting, 6:30 pm - 10 pm Sammamish Plateau Water & Sewer District Tuesday, Jun 13, 2006

• City Council Study Session, 6:30 pm - 10 pm Sammamish Plateau Water & Sewer District

Thursday, Jun 15, 2006

• Planning Commission Meeting, 6:30 - 8:30 pm Sammamish Plateau Water & Sewer District

Monday, Jun 19, 2006

· City Council Special Meeting / Study Session, 6:30 pm - 10 pm

Sammamish Plateau Water & Sewer District Tuesday, Jun 20, 2006

• City Council Meeting, 6:30 pm - 10 pm Sammamish Plateau Water & Sewer District

Wednesday, Jun 21, 2006

 Arts Commission Meeting, 7 pm - 8 pm Sammamish City Hall

Monday, Jun 26, 2006

 Parks and Recreation Commission Meeting, 6:30 pm - 9 pm

Sammamish Plateau Water & Sewer District

Tuesday, Jul 4, 2006

 Independence Day, All day City offices closed

Thursday, Jul 6, 2006

- Summer Nights Concert, 6:30 pm 8 pm Pine Lake Park
- Planning Commission Meeting, 6:30 8:30 pm Sammamish Plateau Water & Sewer District

Tuesday, Jul 11, 2006

- "Kids First" Noontime Series, 12 pm 1 pm Beaver Lake Lodge
- City Council Study Session, 6:30 pm 10 pm Sammamish Plateau Water & Sewer District

Thursday, Jul 13, 2006

- Summer Nights Concert, 6:30 pm 8 pm Pine Lake Park
- 244th Avenue Project Draft EIS Open House, 6:30 pm - 8:30 pm

Sammamish Hills Lutheran Church

Saturday, Jul 15, 2006

 Summer Nights Shakespeare, 6:30 pm - 8 pm Pine Lake Park

Monday, Jul 17, 2006

• City Council Study Session, 6:30 pm - 10 pm Sammamish Plateau Water & Sewer District

Tuesday, Jul 18, 2006

• City Council Meeting, 6:30 pm - 10 pm Sammamish Plateau Water & Sewer District

Wednesday, Jul 19, 2006

 Arts Commission Meeting, 7 pm - 8 pm Sammamish City Hall

Thursday, Jul 20, 2006

- Summer Nights Concert, 6:30 pm 8 pm Pine Lake Park
- Planning Commission Meeting, 6:30 8:30 pm Sammamish Plateau Water & Sewer District

Saturday, Jul 22, 2006

• Summer Nights Shakespeare, 6:30 pm - 8 pm Pine Lake Park

Monday, Jul 24, 2006

 Parks and Recreation Commission Meeting, 6:30 pm - 9 pm

Sammamish Plateau Water & Sewer District

Thursday, Jul 27, 2006

• Summer Nights Concert, 6:30 pm - 8 pm Pine Lake Park

NOTE: Times, dates and locations are subject to change. Please consult the city website for the most current information.

The Sammamish Plateau Water & Sewer District is located at 1510 228th Avenue NE.

SAMMAMISH CITY COUNCIL



Michele Petitti Mayor



Mark Cross Deputy Mayor



Jack Barry Councilmember



Lee Fellinge Councilmember



Don Gerend Councilmember



Kathleen Huckabay Councilmember



Nancy Whitten Councilmember



Concert Series: sponsored by Plateau Jewelers

(6:30-8 p.m., Pine Lake Park)

Thu. July 6 - Tony LaStella and the Goombah's (Sinatra to pop)

Thu. July 13 - Shambala (Three Dog Night tribute)

Thu. July 20 - Dr. Funk (Funk and Groove)

Thu. July 27 - Timeless Soul (Motown) **Thu. Aug. 3** - The Statics (Classic Northwest Rock)

Thu. Aug. 10 - Radio Flyers (70/80/90's rock)

Thu. Aug. 17 - The Rockafellers (Pink Floyd and more)

Thu. Aug. 24 - Sammamish Symphony (Anchors Away)

Shakespeare in the Park: by the Wooden O Theater

(6:30-8 p.m., Pine Lake Park)

Sat. July 15 - Hamlet Sat. July 22 - As You Like It

<u>Kids First!</u>: sponsored by Kiwanis International

(Noon, Beaver Lake Lodge)

Tue. July 11 - Jeff Evans, Magician Tue. Aug. 8 - Eric Herman, Music

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